

Kamas City Council  
Staff Report

May 12, 2015

Applicant: Tim Woodard, TR Auto Repair & Towing LLC  
Request: Rezone request for parcel MVK-18 from General Commercial to Light Industrial  
Location: 16 East 530 South

**DESCRIPTION**

The Kamas City Planning Commission held a public hearing on May 5, 2015 to take comments from the public about the possible rezone for parcel MVK-18 located at 16 East 530 South from General Commercial to Light Industrial. This was a result of an application submitted by Tim Woodard in April of 2015 to amend the Kamas City Land Use Ordinance to allow Tow/Impound Yards as a Conditional Use in the General Commercial Zone. Discussion at that meeting resulted in the recommendation that the property go through a rezone to Light Industrial designation prior to further debate. A notice of the rezone was published in the April 24, 2015 edition of the Summit County News.

Our code states there are three purposes for a Light Industrial Zone. They are:

1. To allow for a compatible mixture of light industrial and heavy commercial uses which do not require intensive land coverage, generate large volumes of traffic or create obnoxious sounds, glare, dust or odors.
2. This district includes areas which are well adapted to industrial and commercial development, but proximity to residential or business district makes it desirable to limit the manner and extent of industrial operations.
3. Each single Light Industrial Zone shall contain a minimum of two (2) acres.

Property east and north of parcel MVK-18 are currently zoned L-I. This rezone will add .34 acres to the 2 acres of Light Industrial zoning already in place.

**RECOMMENDATION**

The Planning Commission has forwarded a positive recommendation to the Kamas City Council to rezone parcel MVK-18 from General Commercial to Light Industrial.